REAL ESTATE AT AUCTION.

BROOKLYN PROPERTY

N. S. DEAN ST.

COUNTRY ESTATE

NEAR DANBURY, CONN.

Tract of about 3 acres.

L. I. ACREAGE

AT ROSLYN, L. I.

(On Mineola Turnpike)

Two tracts, one of 25 acres and other of 41 acres, to be sold separately.

(205 ft. E. of Troy Ave.)
vacant lots, to be sold as one

Lowerre Summit Park

Just beyond Van Cortlandt Park

Just over New York City Line

Lowerre Summit Park is one of the best residential

sections of Yonkers, ideally located on a high ridge,

overlooking the Hudson River. Many fine homes

have been erected on and adjacent to the property to

be sold. This section of Yonkers today is the center

of great building activity. Now all the remaining

lots in Lowerre Summit Park are to be sold sep-

ABSOLUTE PUBLIC AUCTION

By Order of Samuel J. Bloomingdale

for Bloomingdale Bros.

Saturday, August 6th

At 2 P. M., on premises, rain or shine, under mammoth tent

Located on Wendover Road, Linn Avenue, Putnam Avenue

Ritchie Drive, Marshall Road, the right of way of the Putnam

Division of the New York Central R. R. and adjacent streets

Stations on the Putnam Division of the N. Y. C. R. R. at and

near the property are as follows: Lincoln Station, right at

property; Lowerre Station, five short blocks; Caryl Station,

seven short blocks. The Interborough-Broadway 7th Avenue

subway runs to 242nd Street, and connects with the Broad-

70% at 6%-60% at 5½%-50% at 5%

May Remain on Mortgage

Messrs. Brennan, Curran & Bleakley, Attys., for Bloomingdale

Bros., 18 South Broadway, Yonkers, N. Y.

Savings Bank Books, on proper assignment, as well as

Liberty Bonds, at market value, accepted as deposit.

GO TO THE PROPERTY TODAY

The Interborough Broadway-7th Avenue Subway Express to Van Cortlandt Park

and thence by trolley on Broadway and McLean Avenue, to the property; or take the New York Central Railroad (Putnam Division) to the Lincoln Station, which is right at

the property; or the same railroad to the Lowerre Station, 5 blocks from the property;

CITY REAL ESTATE.

Above 59th St.-5th Av. to East River

FOR SALE-

No. 34 East 81st Street

rive-story, American basement, litteen rooms, three bashs, two-story butler's pantry and bashroom extension; hardwood floors and electric lights. Immediate possession. Caretakter on premises.

Joseph G. Abramson,
46 W. 46th St. Phone Bryant 4004.

A.—A.—4 EAST 67TH STREET

AN UNUSUAL BARGAIN.

E. J. MAAS REALTY CO., INC., 200 WEST 102D, PHONE RIVER, 0804.

Borough of Bronx-Sale or Rent.

City Island

Adjoining Pelham Bay Park

\$5,000 for 10 Years.

Handsome, Desirable Reside

New York Title & Mortgage Company policies free

way and McLean Avenue trolley lines to the property.

YONKERS

BUNGALOW

arately for whatever they may bring at

REAL ESTATE AT AUCTION REAL ESTATE AT AUCTION. |

## Special Auction Night Sales Brooklyn Lots & Houses

8 P. M. NEXT THURS. At the BROOKLYN REAL ESTATE EXCHANGE,

#### **AUCTION SALE**

189 Montague Street.

To close out the holdings of the Samuel Adams Realty Development Co.

### **BROOKLYN LOTS**

and One Three Story Apartment House In the BAY RIDGE SECTION

Located on 3d and 2d Aves. and 61st and 62d Sts. 4TH AVE. SUBWAY—Sea Beach Express stop at 59th & 60th St. 5TH AVE. "L" STATION—at 3d Ave. & 58th St.

#### 30 BROOKLYN LOTS 30

To close out the holdings of Wydler Bros., Inc. Located at the Northwest Cor. of 8th Ave. & 61st St.

S. E. COR. 8TH AVE. & | 44TH STREET

MANHATTAN BEACH
166 FALMOUTH ST.
2 story and atric Dutch Colonial dwelling, 8 rooms, 2 baths, plot 60x100.

Send for Illustrated Bookmaps,

#### BRYAN L. KENNELLY, Inc.,

Tel. Cort. 1547

STH AVE. STATION of Sea Beach Line right at property,

Real Estate Auctioneers.

149 Broadway, N. Y. C.

CITY REAL ESTATE.

CITY REAL ESTATE.

33 1-3% Return

Must Sacrifice

High Class Elevator

Apartment House

Net Return \$10,000 Annually No Inflated Rents

Chance of a Lifetime.

Address H. N., 110 W. 40th St., N. Y.,

TO LEASE FOR LONG TERM,

Adjoining B'way, in the Sixties.
F. & G. PFLOMM, 1333 BROADWAY.

19 Sold—Why?

Best Value in the City

for Your Money

68th-69th St. & 6th Ave.,

BAY RIDGE

BLOCKS FROM BAY RIDGE AV. STATION 4TH AV. (B. R. T.) SUBWAY.

Realty Associates, Builders

162 Remsen St., Brooklyn

REAL SACRIFICE
Fine \$25,000, two family house, near Prossect Park and subway, Flatbush. 18 spesect for the subway, Flatbush. 19 spesect for the subway, Flatbush and receives \$200 per
section for other. Frice reduced to \$21,000.

ask required \$5,750.

WESTWOOD REALTY CO.,

Hendquarters for Flatbush Realty,
685 Flatbush Av.

Office closed Sunday.

VACANTI

bor RIDGEWOOD AVE., CYPRESS HILLS. Three family bay window, yellow brick; space for garage; IT rooms, 8 baths; electrically equipped; entirely remodelled; elevated, L. I. R. R. and trolleys near by; close to school and churches; Christian section; \$16,500, as \$5,000 cash. Apply on premises or TRUMP REALTY CO., 1456 Myrtle Ave. (10-5 daily).

Miles of Waterfront

on Jamaica Bay

Howard Beach

Borough of Queens, New York City. 80 MINUTES from PENN, STATION 80 MINUTES from FLATBUSH AV. 8 MILES OF WATER FRONTAGE.

Houses on Easy Terms
All Ready to Move In
BARGAINS FOR QUICK BUYERS.
SPECIAL BARGAINS in

**BUNGALOW PLOTS** 

READY FOR THE BUILDER.
Build Now and Save \$1,425
Tax exemption for ten years
Call or Write
Howard Estates Development Co.
51 Chambers St., N. Y. Tel. Worth 3586
Local office opp. Howard Beach Station
Open All Day—Every Day.

\$30,000 Cash Immediate

om Battery to 14th St., Inclusive

Downtown

Property

FOR SALE

Exchange Opportunity
Broadway Building
thru to Mercer St.
Size 25 x 200 Rented to three tenants who operate and pay all expenses except taxes and insurance. \$150,000 110,000

Mortgage 6% Rent (term leases), Interest, ins. & taxes,

16,000 9,093

\$6,907

113-5 Leonard St. Near Broadway 42.7 x 104

924-6 Breadway Near 21st Street 39.9 x 113.4 x irregular. Area, 4;200 sq. ft.; 4 stories.
Price, \$165,000
Mortgages, 102,500 6%

term at \$12,000 net. Very cheap. 640 Broadway Block front on Bleecker Size 25 x 196

stories and basement;
Store & Office Building.
Present rents, \$70,000
Price, \$550,000
Mortgage, \$250,000 at 51/2%
Attractive terms. 20 Fulton St.

Substantial four etory and basement brick dwelling; 27x100; restricted; rear light; price \$125,000; less than land value; small cash payment; immediate possession; might consider leasing for long term of years or take smaller house in part payment. Brokers protected. F. B. ROBERT, 217 Broadway. Barclay 2342. Corner Front St.
Frontages—Fulton St., 53.9
Front St., 56.1
Area, 3,100 eq. ft.
Desirable for jewelry and light
manufacturing.
Price, \$125,000.
Favorable terms. Double Flat, Eighties, Yorkville JOHN PETERS, 210 E. 14th St. Above 59th St.-5th Av. to North Elver.

19 family house, within a block and a half of 110th St.-Broadway Subway, can be pur-chased for about five times the rental. In A-1 condition. Act quickly.

N. W. Corner Coenties Slip 25.8 x 52.6 Area, 1,350 sq. ft. 5 stories. Entirely new building. In heaft of coffee, sugar, shipping, export-ing and importing district. Possession at once.

60-62 East 11th St. Near Broadway 42.6 x 94.7

7 stories and basement.
Substantial Manufacturing
Building.
Total Rents, \$20,000 Price, \$145,000 Mortgage, \$73,750 at 5% Small cash payment required.

Chas. F. Noyes Co. 118 William Street Phone John 2000.

Rental, \$3,100; Price, \$22,500

JOHN PETERS, 210 E. 14th St. H. P. Vaughn Greenwich Village Real Estate

Borough of Brooklyn-Sale or Rent.

Special Sales Day

**REAL ESTATE AT AUCTION** 

NEXT THURSDAY, JULY 28th

At noon in the Exchange Salesroom, 14 Vesey St., New York City

CHOICE MANHATTAN LOTS S. S. WEST 153RD ST.

Bet. Riverside Drive and Broadway.

7 vacant lots to be sold in 2 parcels
arcol No. 1 50.10799 11, is located 230 ft. west of Broadway.
roel No. 2 124.7x99.11 is located 400.5 feet west of Broadway.
eesars. OBBORN, FLEMING AND WHITTLE SEY, Attys.,
170 Broadway, New York City.

REAL ESTATE AT AUCTION.

ABSOLUTE ESTATE SALE Estate of R. W. COURTNEY, Dec'd. George W. Courtney, Esq., Executor.

312 SPRING ST.

EDGAR R. MEAD, Atty. 30 Church St., N. Y. City.

13 ROCKAWAY LOTS

BELLE HARBOR, L. I.

To be sold in 3 parcels. Sizes 80x100 and 100x100. Near Ocean and Bay.

BRONX DWELLING

458 East 164th Street

(Bet. Brook and Washington Aves.)
2-story and basement frame dwelling.
Size 15x100,

#### New York's Six Million

during the last five weeks of terrific heat and humidity have wished for a home at

#### MANHATTAN BEACH

"Swept by Ocean Breezes"

Where you can build a mansion, an all-year home, or bungalow—where you can have a combination city, country and sea shore home for far less than the cost, per annum, of a small "flat" in the sweltering apartment building sections.

At Manhattan Beach, lot owners will derive all the benefits of "Tax Exemption For Ten Years," provided they commence building before April 1, 1922, and finish before April, 1924.

REMEMBER—That Manhattan Beach is New York's foremost ocean front Residential Colony where more than a million dollars has been spent on improvements and where the 5 cent fare rapid transit service is continuous—Day and Night.

#### 10 New HOUSES

Each with Private Garage. READY TO MOVE INTO

#### 297 Sea Shore LOTS

on Oriental Boulevard, Shore Boulevard and some of the finest boulevards, streets and avenues.

#### ABSOLUTE AUCTION SALE

## Next Saturday, July 30th

Corner Oriental Boulevard and Ocean Ave. 10% on day of sale, 10% in 30 days

80% in monthly instalments of 2%

Title Guarantee & Trust Co. policies free to lot buyers Savings Bank Books, on proper assignment, as well as Liberty Bonds, at market value, accepted as deposit.

GO TO THE PROPERTY TO-DAY Take Broadway-Brighton (B. R. T.) Subway to Brighton Beach Station, then short ride on trolley to Oriental Boulevard and Ocean Ave., Manhattan Beach, where my representative will meet you.

Write for full details of the Joseph P. Day Plan "HOW TO HAVE YOUR LOTS COST YOU NOTHING," through Tax Exemption.

#### Messrs. Elkus, Gleason, Vogel Proskauer, Attys., 111 Broadway, New York City. ABSOLUTE AUCTION SALE

Vogel &

BY ORDER OF FAIRCHILD REALTY COMPANY

Estate of Thomas Adams, Deceased,
AND THE ESTATE OF DARWIN R. JAMES, Deceased

QUEENS AND BROOKLYN LOTS 139

78 LOTS RIDGEWOOD, QUEENS
Park, one block from Fresh Pond Road Station
L'—on Hughes, Chaffee, McPherson, Fremon
Catalpa Ave. 37 LOTS GREENPOINT, BROOKLYN
ks from Meeker Avesue Trolley, on Varick and Stew
and Anthony Sts.

20 LOTS COOPER HEIGHTS, QUEENS
Village Section, between Richmond Hill and Glendale, on Proctor
ckew and Cook Place, near Metropolitan Ave. trolley and Metn Ave. station on B. R. T. Ridgewood "L".

ining the corner of Irving Ave. and Covert St., near Halsey o Park Row, Manhattan. In Hillcrest and Jamaica Estates Section on Grand Ave., near Briarwood Road, short distance from Hillside Station and B. R. T. "L" terminal 3 ACRES SPRINGFIELD, QUEENS

#### Wednesday Night, August 3

at 8 P. M., Brooklyn Real Estate Exchange, 189 Montague St. 10% on day of sale, 10% in 30 days

in monthly instalments of 2% 70% @ 6% — 60% @ 5½% — 50% @ 5%

May Remain on Mortgage

Savings Bank books, on proper assignment, as well as Liberty Bonds

will be accepted as deposit.

MESSRS. STEWART & SHEARER, Attys., 45 Wall St., N. Y. C.

MESSRS. WINGATE & CULLEN, Attys., 20 Nassau St., N. Y. C.

or Caryl Station, on the same road, 7 blocks from the property.

Send for Bookmap **TELEPHONE CORTLANDT 0744** 

**67 LIBERTY ST., NEW YORK CITY** 



# ARTHUR C. SHERIDAN

REAL ESTATE AUCTIONEER

**Public Auction** SATURDAY, JULY 30

BEAUTIFUL RESIDENCE OF MRS. DILLON BROWN "White Feather Farm"

Modern Furnished Dwelling, All Necessary Outbuildings and 18 Acres ON SOUTH MAIN STREET

CANAAN, CONN. BOOKLET OF SALES AT AUCTIONEER'S OFFICES, 183 B'WAY, N. T

#### AUCTION SALE

Saturday, August 6th, at 12 M., on the premises, ZABRISKIE HOUSE Catherine St. and Rhode Island Avenue NEWPORT, RHODE ISLAND

An exceptionally finely constructed stone dwelling, architecturally attractive, splendid order and most desirably located. Fine plumbing, hot water heating, setricity, built for yearly occupancy. The dwelling contains on the first (180) sor, large hall, conservatory, drawing room, library, dining room, pantry, chien, servanis hall, large leebox room.

SECOND floor, 4 master's befrooms, 2 baths, 4 servants' rooms and bath, THIRD floor, 2 master's bedrooms, bath, sewing room, 3 servants' rooms and bath.

GARAGE same stone construction and design as dwelling, with room for two cars, chauffeur's room and bath, electricity.

The above buildings are situated on a plot of 1% acres of land, surrounded by a fine stone wall, with Iron grill at entrance. This place contains particularly fine trees. The dwelling faces the proper exposure for both summer and whiter.

AN OPPORTUNITY to purchase a HOME in AMERICA'S finest Resort at a price that should appeal to any one seeking a desirable, winter as well as summer residence.

TERMS 10% of purchase money at time of sale on signing contract, balance at end of thirty days. Apply to DEBLOIS & ELDRIDGE 10 East 43rd Street New York 152 Bellevue Avenue Newport, R. I.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

**BUILDING LOAN MONEY** Long term loans in any amount on four, five and six story walkups. ELISHA SNIPFIN. 125 Brondway. Phone 5625 Rector.

MORGENTHAU JR. @

2D MORTGAGES BOUGHT Also cash any amount, for second mort-gages. GEO, A. BOWMAN, 115 West 42d st. \$1,500,000. DUROSS CO. P'WAY.

CITY REAL ESTATE. SPEAR & CO., COMMERCIAL PROPERTY. 840 EROADWAY. BTUYVESANT 0087.

BUSINESS HESS PROPERTY FREDK & CO

George B. Corsa, Sale or Lease 10 Rast Forty-third Street, New York.

WM. D. KILPATRICK Cortinues 2402.

258 WATERFRONT LOTS en Clocic's Boulevard & adjoining streets to be sold

SATURDAY, AUGUST 6
ON THE PRESENT 1 F. M. BAIN OR SELICE
THE TRANSPORT OF THE COURT MORNING FOR 1 OF 2 PRESENT
AND LOCAL COMPANY OF THE COURT MORNING FOR 1 OF 2 PRESENT
AND LABORATION FOR SERVICES OF ALL FORTHER
DESCRIPTIONS OF OF ALL FO

BRYAN L. KENNELLY, Inc.

Finest Water Front Property
on the South Smore.
Every Lot a Waterfront!
Send for illustrated Bookmap.

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William G. MacLean, Inc. RENTING SPECIALISTS DOUGLAS L. ELLIMAN & CO.

Forties, Grand Central Zone

Above 14th St. to 59th St. (Inclusive) East River to North River.

269-71 WEST 38TH ST. IN NEW GARMENT CENTER SIZE 41X100 REASONABLE PRICE. Full Commission Paid to Broker.

FOR SALE

D. ZUCKERMAN CO. 2 East 33rd St., N. Y. City

Byrne & Bowman 30 East 42 45t. TELEPHONE 2371 VANDERBILT POFFER-

Vicinity 57th St. & Park Ave.

PRIVATE HOUSE Excellently decorations of the condition of

New Homes PHONE MURRAY HILL 2104 Recently Completed—Ready for Immediate Occupancy. Vanderbilt 8884 Each Home Tax Exempt for

> Here is a wonderful oppor-tunity for the man who wants a home of his own. Every buyer has a water view and the use of a private bathing beach. For particulars go to my City Island office, 526 City Island Avenue, or write my downtown office, 67 Liberty Street. Telephones—Cortland 1744.
> City Island 120.
> Sales Agent,

FOR SALE GRAND CONCOURSE ENTIRE BLOCK FRONT.

Charles J. F. Bohlen,

KEW GARDENS AND Wonderful moder-RICHMOND HILL homes accessed to the priced 1-fam. RICHMOND HILL homes accessed to the priced to WHAT \$2,000 WILL DO. Will buy a frame detached cottage of 0 cooms and bath; electric lights and furnaceheat. Station on Sea Beach subway 200 teet from house. A. J. McSHERRY, 189 Montague st., Brooklyn, Main 7614.

AT JAMAICA.

J. P. STORMS, 12 Herriman Ave., Ja

\$1,000 DOWN

Special Auction SALES DAY WED, AUG, 3

At 12 o'clock noon, at the Exchange Salesroom, 14 Vesey St., N. Y. C.

"THE OASIS"

HARRISON & WHITE PLAINS NEW YORK. NEW YORK.

55 acres of most beautifully landscaped grounds in Westchester, with
large frontage on North St. and Kennilworth Road. Gardener's cottage, 6
rooms and bath; electric light. Garage for 2 cars and numerous outbuildings. Two city blocks to North
St. entrance of Exclusive Biltmore
Country Club and surrounded by finest estates in America.

Highland Park, ATLANTIC HIGHLANDS. S.E.Cor.Bryant Av. & Beacon Rd. 3 story Queen Anne cottage, com-pletely furnished; all modern con-veniences. Garage. Plot 100x200, Exceptional offering.

68 WEST 83RD ST. 5-story remodelled dwelling, 20x102.2. 103 WEST 76TH ST.

5-story remodelled dw 18.6x102.2.

303 WEST STREET 4-story brick warehouse with cellar size 20.5x62.5x irreg. 120 CHARLTON STREET

EXECUTORS SALE S. S. TEASDALE PL., BRONX 2017 VYSE AVE., BRONX

story and cellar links, size 25x100. 1736 VAN BUREN ST., BRONX story frame 2 family size 25x100. 1609 MELVILLE ST., BRONX

mize 25x100. Send for Illustrated Bookmap. Bryan L. Kennelly, Inc.

149 Broadway. Tel. Cort. 1547

STBUR C. SRERIDAN, Rent Est. Auetion's An advertisement in the Lost and ound columns of THE NEW YORK EPALD offers a real possibility

By Order of Begumere Realty Company and Other Owners

At 2:30 P. M. on the Premises Under a Mammoth Tent-Rain or Shine

70% at 6%-60% at 51/2%-50% at 5% May Remain on Mortgage

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Directly on Great South Bay ABSOLUTE AUCTION SALE

Real Estate Auctioneers way, N. Y. C. Phone, Cort. 1547 also Office on the Property

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REAL ESTATE,
1333 Broadway, at 35th St.
Management of
Business Properties a Specialty.

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18 FAST 41ST ST.

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245 W. 55TH ST.

JOHN PETERS, 210 E. 14th St. PRIVATE DWELLINGS LOUIS SCHRAG, 142 West 23d St

9 story and basement fireproof high-class apartment, 2/8 and 3 baths on a floor. Price \$400,000. Terms arranged. Possession of 5 apartments Oct. 1, 1021. Owner will exchange for private house. Above 14th St. to 59th St. (Inclusive).

A. J. Waldron, Homes & Investment proper-FLATBUSH Homes. 1521 Cortelyou Road

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